

D#35 DESIGN OVERLAY CONSOLIDATION

SUPPLEMENTAL STAFF REPORT

SUMMARY: This Supplemental Staff Report provides information about additional recommendations staff is making that were not presented at the previous Planning Commission briefing.

Additional Recommendation 1:

Amend Title IV Design Overlays (4-3-100) to consolidate the guidelines of the five different design districts into one set of guidelines for each design element. Additionally, to amend the function of the Design Overlay code so that it functions like the Design Regulations that were adopted with Docket #2. Specifically, to use the standards as the prescriptive path for development and the guidelines as the flexible path for developers who seek to meet the design requirements in a manner that is different from the stated standard.

Currently, the guidelines within the Design Overlays function as optional standards and as means for the City to make determinations when applicants request modifications. The guidelines are utilized as a way to gain something extra in one area when a standard in another area is not going to be met. Additionally, the guidelines are typically specific to some design districts, but not others, or are not present at all. Consistency between design districts themselves, as well as consistency in function with the recently adopted Design Regulations, would be beneficial.

Staff recommends amending the guidelines, so that they function like the Design Regulations adopted with Docket #2 and are used in order to provide flexibility, but are clearly guidelines. This will ease administration for staff and will provide clarity to all users about what the requirements are. It will also eliminate redundancies within this code section.

Additional Recommendation 2:

Staff is also recommending amending references to both “designated pedestrian oriented streets” and “pedestrian oriented streets” so that the standards being sought for these types of streets will apply to all streets. This is in order to be consistent with the Complete Streets docket item that was completed in Docket #2.